

**ZB# 03-34**

**James Lee**

**13-3-6.1**

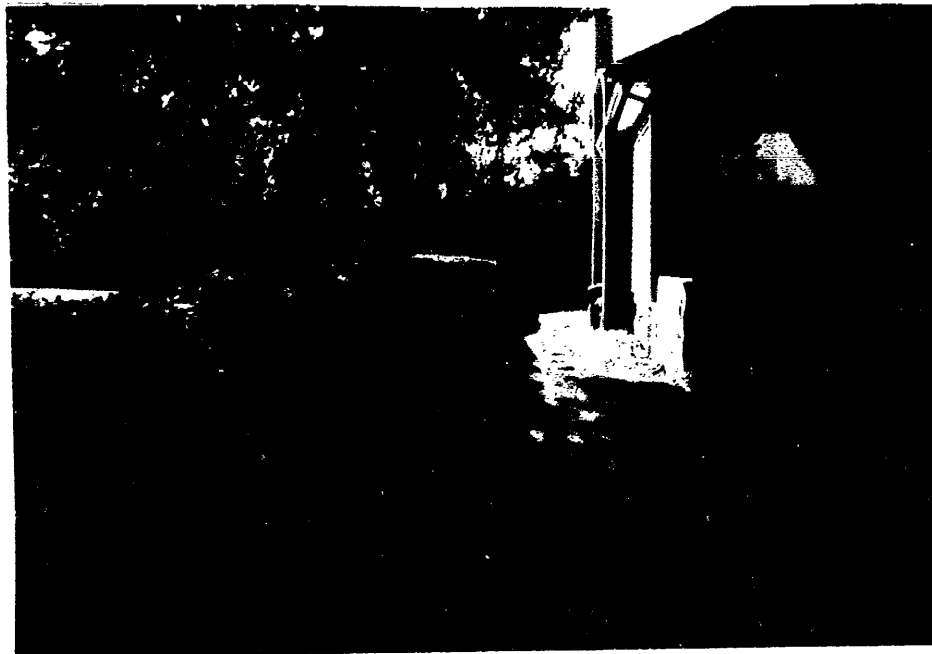
ZBA #03-34 JAMES LEE (AREA)  
12 LAWRENCE AVE. (13-3-6.1)

ZBA  
**APPROVED**  
8/11/03

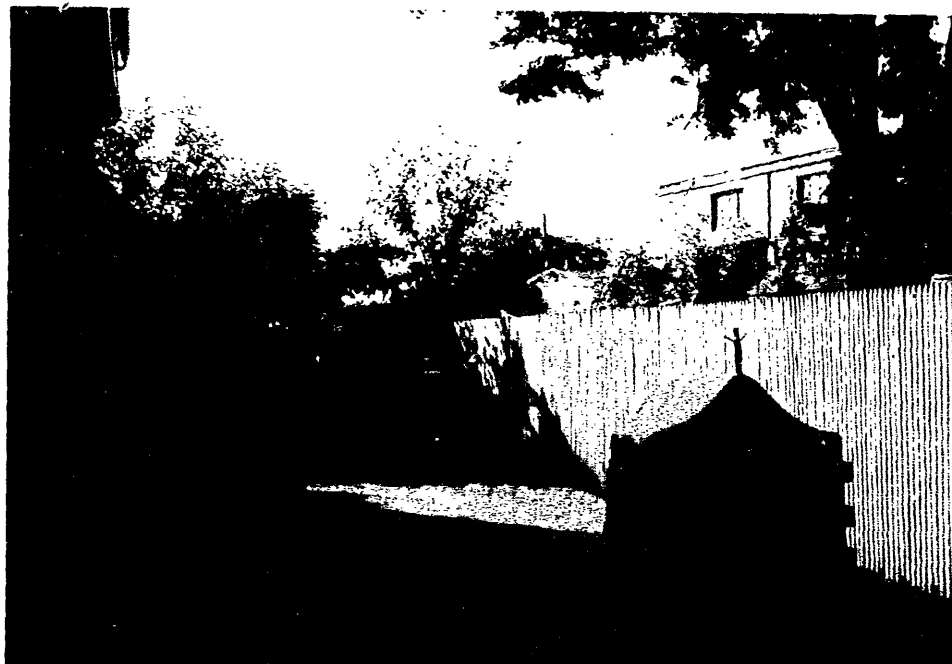
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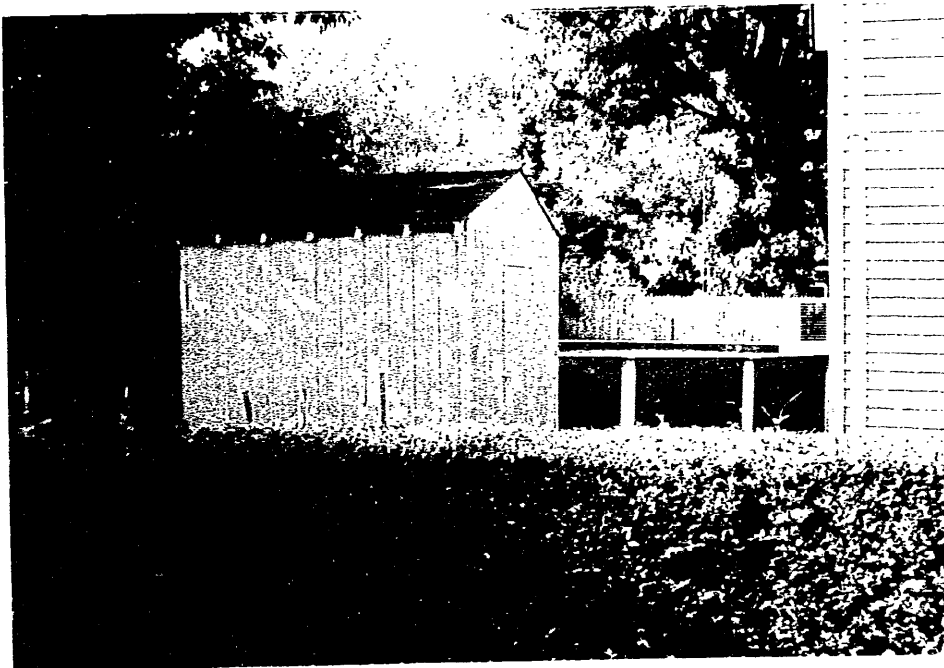
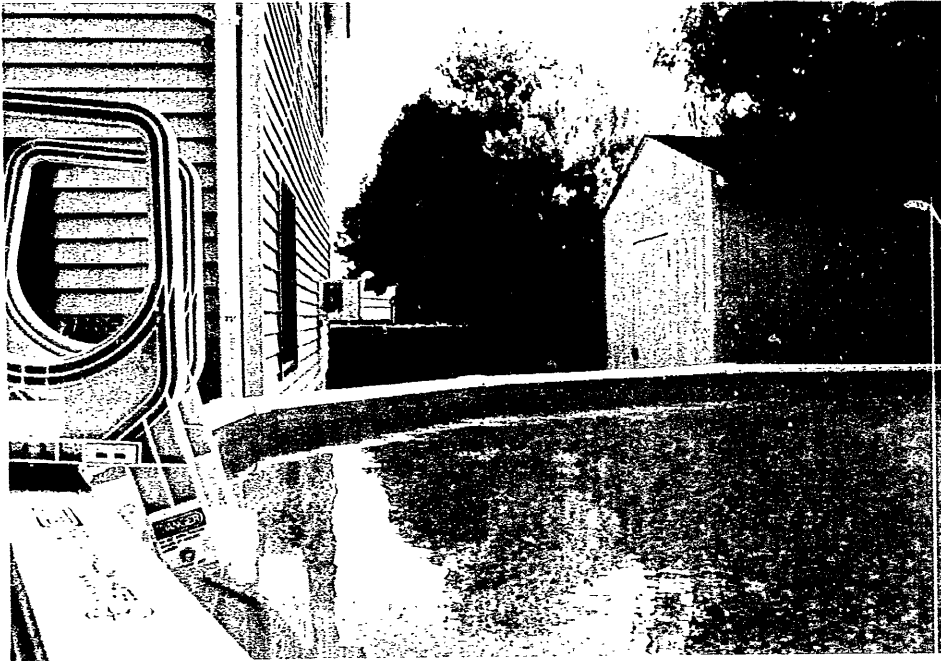
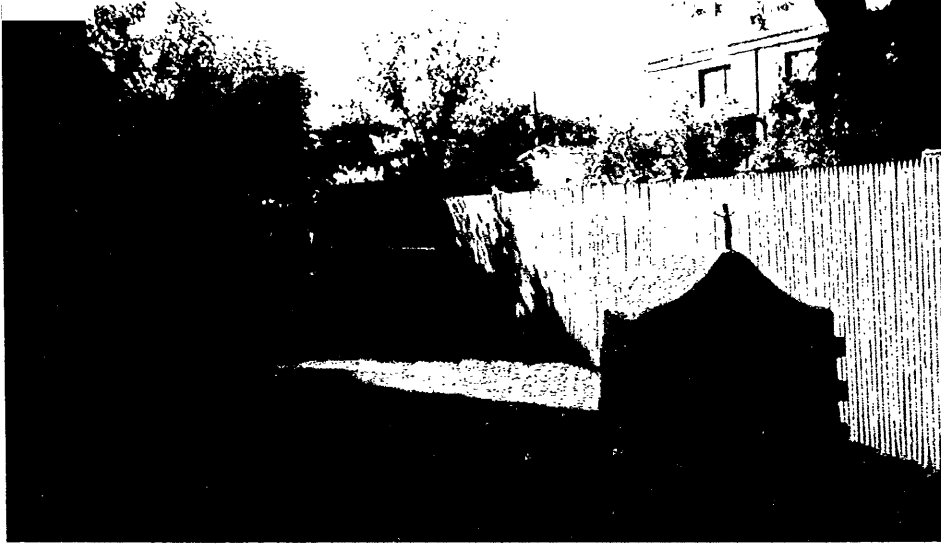
03-34





12 LAWRENCE AVE. (13-3-6.1)







# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE ZONING BOARD OF APPEALS

November 12, 2003

Mr. & Mrs. James Lee  
12 Lawrence Avenue  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-34

Dear Mr. & Mrs. Lee:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

---

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 13-3-6.1

In the Matter of the Application of  
**JAMES & GERALDINE LEE**

MEMORANDUM OF  
DECISION GRANTING

**AREA**

CASE #03-34

**WHEREAS**, James Lee , owner(s) of 12 Lawrence Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Existing 6 foot fence located between the house and the street; a 7 foot Rear Yard Setback for existing shed and a 10 foot Rear and Side Yard Setback for existing pool in an R-4 Zone;

**WHEREAS**, a public hearing was held on August 11, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor of or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a residential property located in a neighborhood of residential properties.
  - (b) The pool on the property has been in existence for approximately seven years, the shed has been on the property for approximately ten years and the fence has been in existence for approximately three years. During the time that the structures have been erected, there have been no complaints, either formal or informal, about them.



- (c) The fence does not interfere with the safe operation of motor vehicles on the adjacent roadway.
- (d) All three structures are similar in size and appearance to other structures in the neighborhood.
- (e) None of the structures divert the flow of water drainage or create the ponding or collection of water.
- (f) In erecting the structures, the applicant did not remove any trees or substantial vegetation.
- (g) The property is located in the oldest section of the town and the lot is unusually narrow. The location of the pool and shed are, therefore, located in the most reasonable places on the property.

**WHEREAS**, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

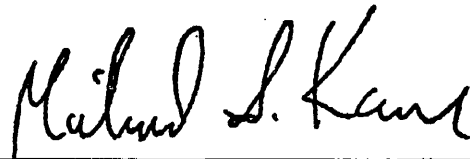
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Existing 6 foot fence located between the house and the street; a 7 foot Rear Yard Setback for existing shed and a 10 foot Rear and Side Yard Setback for existing pool in an R-4 Zone; as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 3, 2003

A handwritten signature in black ink, reading "Michael S. Kane". The signature is written in a cursive style with a large initial "M".

---

Chairman

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

**DATE: 6/4/03**

**APPLICANT: James & Geraldine Lee  
12 Lawrence Avenue  
New Windsor, NY 12553**

**COPY**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 6/2/03**

**FOR : 6ft fences & 8x10 shed**

**LOCATED AT: 12 Lawrence Avenue**

**ZONE: R-4      Sec/Blk/ Lot: 13-3-6.1**

**DESCRIPTION OF EXISTING SITE:**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

1. 48-14 C, 1( c ) 6ft fences shall not be located between the house and street on which it fronts.
2. 48-14 A, 1( b ) Accessory buildings shall be set-back 10ft from any lot line. Existing shed is 3ft from line. A variance of 7ft is required.

  
**BUILDING INSPECTOR**

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4     USE: Shed

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:     10ft

3ft

7ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

APPROVED

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway pond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

MAY 22 2003

FOR OFFICE USE ONLY:  
Building Permit #: 2003-0560

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises JAMES E. + GAIL DORRIS M. LEE

Address 12 LINDSEY AVE Phone # 845 562 6204

Mailing Address 12 LINDSEY AVE Apt # 1000 Fax #

Name of Architect

Address Phone

Name of Contractor

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the West side of LAUREL BLVD. N.E.  
(N, S, E or W)  
and 300 FT feet from the intersection of WALSH RD.

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y N

3. Tax Map Description: Section 13 Block 3 Lot 335 and 336 of 344

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? No

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_ Fee \_\_\_\_\_

\_\_\_\_\_  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors: Frank Liel & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 583-4818  
(845) 583-4895 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Sam O. Lee  
(Signature of Applicant)

12 LAWRENCE AVE  
(Address of Applicant)

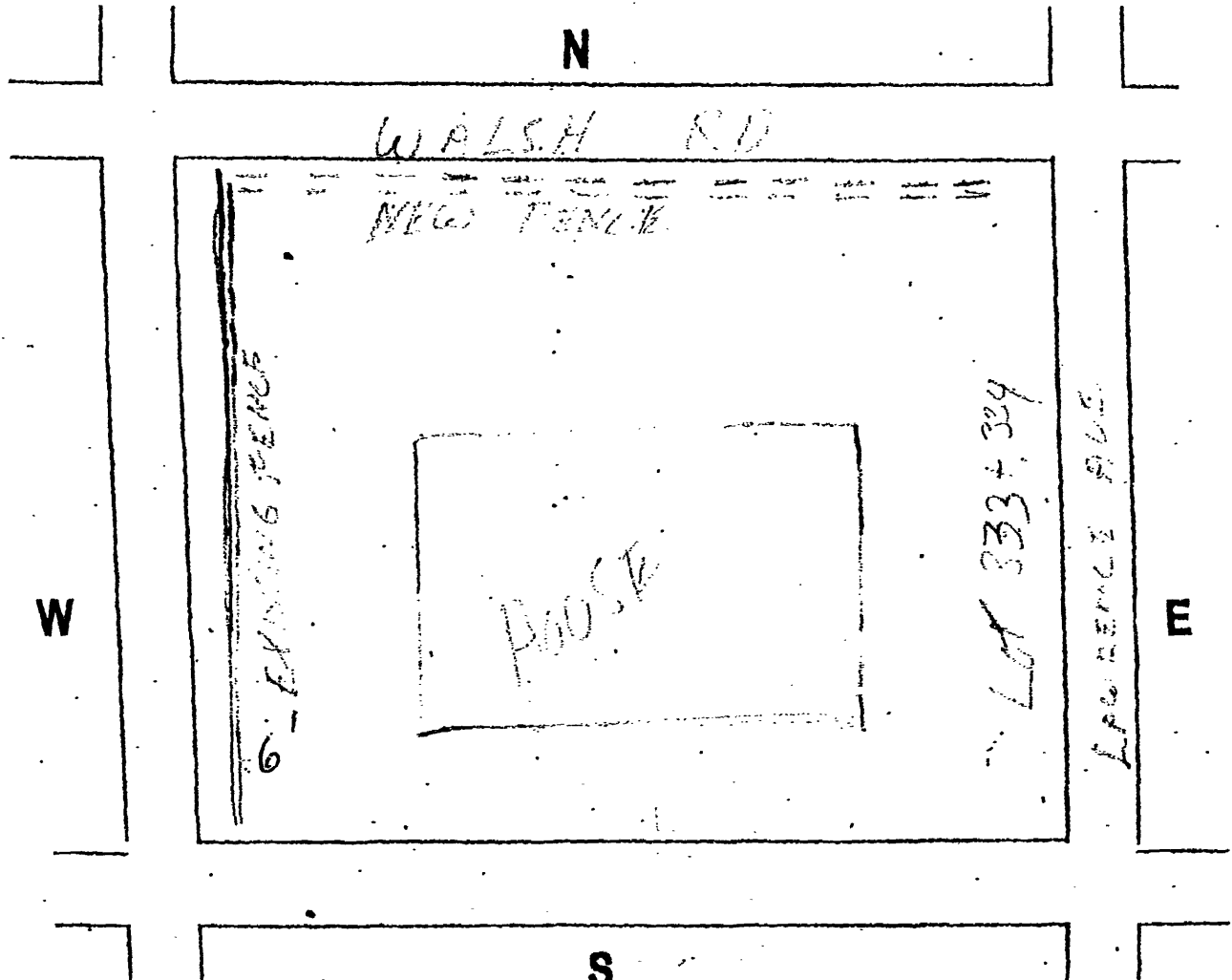
NEW WINDSOR N.Y.

Sam O. Lee + Geraldine A. Lee  
(Owner's Signature)

12 LAWRENCE AVE. NEW WINDSOR N.Y.

PLOT PLAN

**NOTE:** Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
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MAY 30 2003

FOR OFFICE USE ONLY:  
Building Permit #: \_\_\_\_\_

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

✓ Owner of Premises JAMES D. LEB

✓ Address 12 LAWRENCE AVE NW Phone # 845 562 6804

✓ Mailing Address 12 LAWRENCE AVE NEW WINDSOR NY 12553 Fax # \_\_\_\_\_

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_  
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of LAWRENCE AVE  
(N, S, E or W)  
and 300' to 500' feet from the intersection of WALSH RD

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

X 3. Tax Map Description: Section 1 Block PART OF 332 - 334 Lot \_\_\_\_\_

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Existing

X 6. Is this a corner lot? No

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories 6 Ft Stockade Fence

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_ Fee  

\_\_\_\_/\_\_\_\_/\_\_\_\_  
date

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**  
Pursuant to New York State Building Code and Town Ordinances

**Building Inspector: Michael L. Babcock**  
**Asst. Inspectors: Frank Lisi & Louis Krychear**  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

**INSTRUCTIONS**

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
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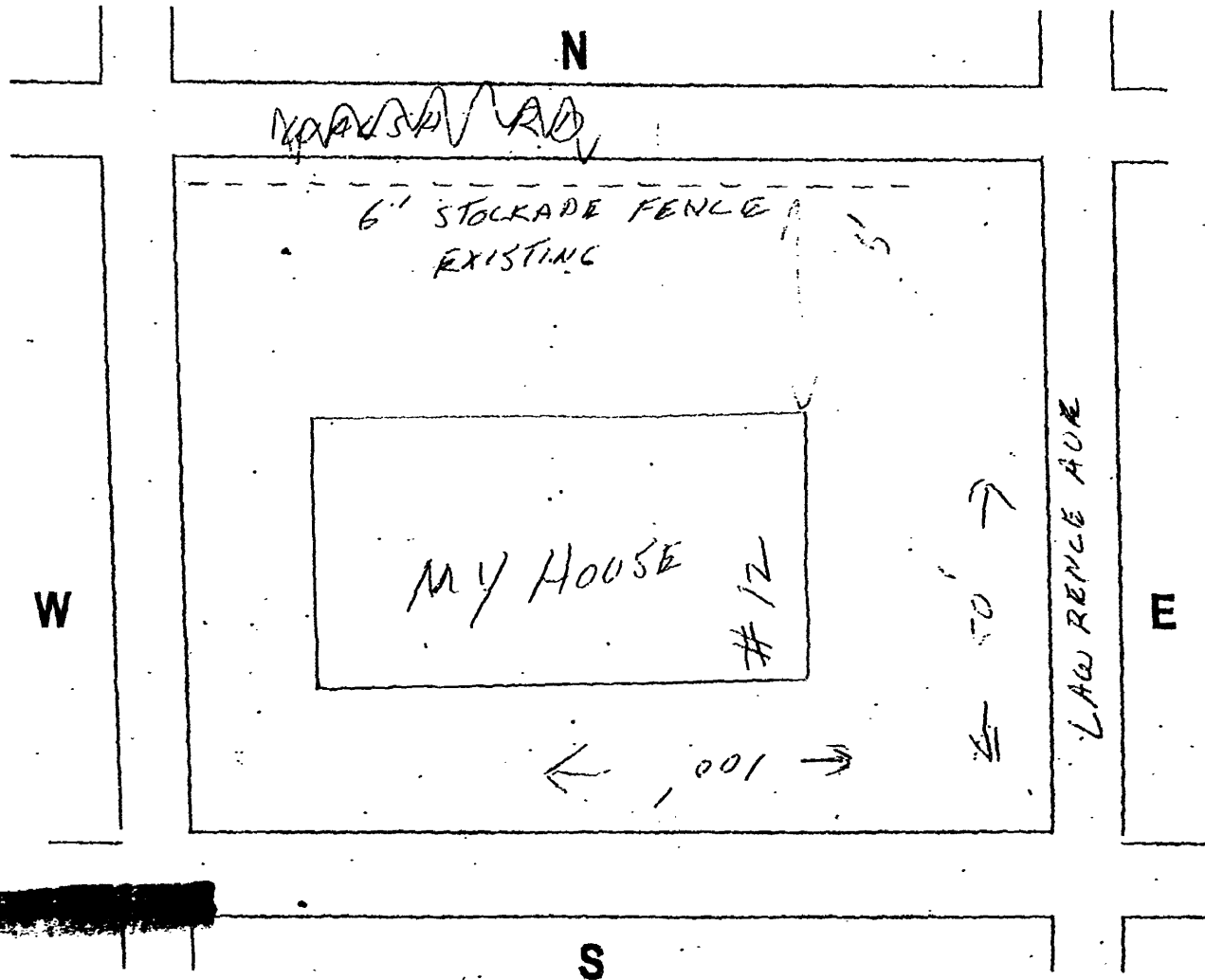
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X John D. Lee 12 LAWRENCE AVE NEW WINDSOR NY  
(Signature of Applicant) (Address of Applicant)

X John D. Lee 12 LAWRENCE NEW WINDSOR NY 12553  
(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



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RECEIVED

MAY 30 2003

FOR OFFICE USE ONLY:  
Building Permit #: \_\_\_\_\_

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PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises JAMES D LEE

X Address 12 LAWRENCE AVE NW Phone # 845 562 6804

X Mailing Address 12 LAWRENCE AVE NEW WINDSOR NY 12553 Fax # \_\_\_\_\_

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder \_\_\_\_\_

If applicant is a corporation, signature of duly authorized officer \_\_\_\_\_

(Name and title of corporate officer)

1. On what street is property located? On the WEST side of LAWRENCE AVE  
and 306' to 500' feet from the intersection of (N, S, E or W) WALSH RD + LAWRENCE AVE

2. Zone or use district in which premises are situated \_\_\_\_\_ Is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section B 13 Block 355-284 3 Lot 61

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Existing

6. Is this a corner lot? No

8 X 10  
Shed

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_

Fee

#50.00

6/2

**PAID**

**ZONING BOARD**

\$50.00 cash

\_\_\_\_\_  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors: Frank Lisi & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4895 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

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X James D. Lee  
(Signature of Applicant)

12 LAWRENCE AVE. NEW WINDSOR, NY  
(Address of Applicant)

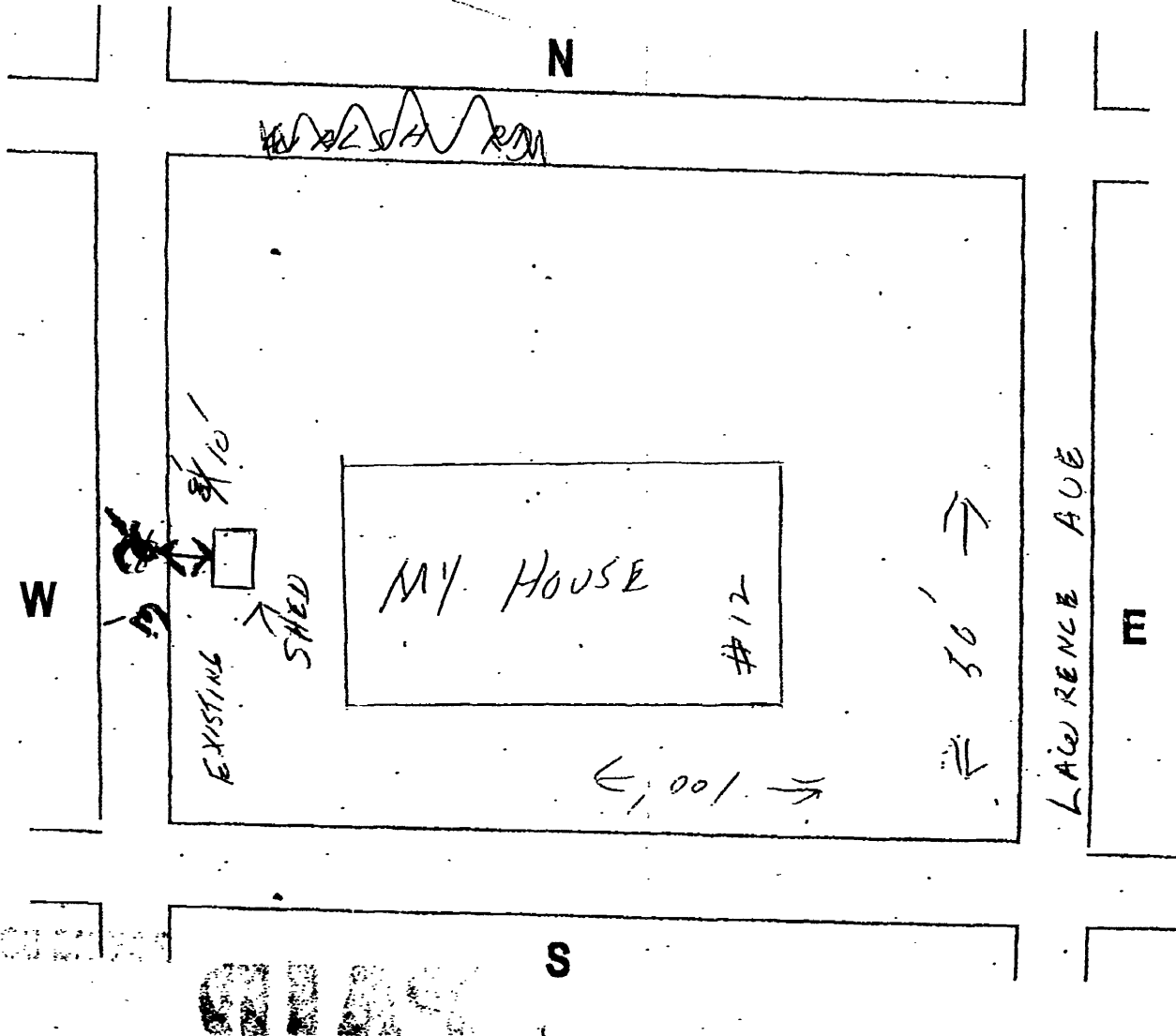
X James D. Lee  
(Owner's Signature)

12 LAWRENCE AVE NEW WINDSOR NY 12553

# PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





1.2 A

Quassack Fire Engine Co.  
20.4

190.9

ROAD

ORA-STREET

AVENUE

( CEDAR AVE )

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

(439) 75	80.4	26
(438) (437)	99.9	
(436)	100	
(435)		120
(434)	13	
(433)		
(432)	14	50
(431)	100	

101	111.2	39.2	62.5	105
(341)	(340) (339)	(338) (337) (336)	38.5	61.5
35	100	(335)	100	35
11	(342)	(334)	6.2	15
10	(343)	(333)	7	35
9	(344)	(332)		100
8	(345)	(331)	8	
7	(346)	(330)		100

127.5	(243) (242)	(241)	(240)	151
162.8	(244)	6	(239)	
122.5	(245)	(238)		52.5
2	(246)	(237)	80	
10	(247)	(236)		
80	(248)	(235)		140
7	(249)	(234)	4	
80	(250)	(233)		80

40.7	405	30.3	30.3	31.5	70.9
14.5	120.9	125.7	130.5	95.5	100.3
109.3	(151)	(150)	(149)	(148)	(147)
40	40	30	30	35	100
6	7	8	9	10	11
12	13	14	15	16	17
18	19	20	21	22	23
24	25	26	27	28	29
30	31	32	33	34	35

128.7	60.6	30.3	30.3	70.8
(56)	(55)	(54)	(53)	(52)
90	(57)	30	(50)	100
35	20	(58)	(49)	7
35	19	(59)	(48)	
70	18	(60)	(47)	9
35	17	(61)	(46)	
35	16	(62)	(45)	
35	15	(63)	(44)	
70	14	(64)	(43)	12
90	(65)	(42)	100	

(429)	2	60
(428)	3	50
(427)	4	40
(426)	5	80
(425)	6	30
(424)	7	30

60	(347)	(329)	100
55	(348)	(328)	
20	(349)	(327)	
19	(350)	(326)	2
18	(351)	(325)	
17	(352)	(324)	
16	(353)	(323)	
15	(354)	(322)	3
14	(355)	(321)	4

140	(251)	(232)	40
50	(252)	(231)	
50	(253)	(230)	2
39	(254)	(229)	80
17	(255)	(228)	3
15	(256)	(227)	120
14	(257)	(226)	
13	(258)	(225)	4
12	(259)	(224)	60

100	(158)	(137)	100	2	30
8	(159)	(136)		3	30
25	(160)	(135)		4	30
24	(161)	(134)		5	30
23	(162)	(133)		6	30
22	(163)	(132)		7	60
21	(164)	(131)		8	30
20	(165)	(130)		9	30
19	(166)	(129)		10	30

95	(66)	(41)	95	2	30
105	(67)	(40)	95	3	30
100	(68)	(39)	100	4	45
90	(69)	(38)		5	45
27	(70)	(37)		6	60
26	(71)	(36)		7	60
25	(72)	(35)		8	60
24	(73)	(34)		9	60
23	(74)	(33)		10	60

[344] [353] [354] [357]

[335]

[323]

[324]

[325]

100.0

S 46° 58' W

50.0

100.0

BLDG.  
UNDER  
CONSTR.

fire  
place

Patio

garage

S 43° 00' E

DRIVEWAY

N 43° 04' W

WALL

N 46° 58' E

50.0

LAWRENCE

AVE.

N

MAP OF LANDS  
TO BE CONVEYED TO  
FREDRICK A. PETTINE

Town of New Windsor Orange Co. N.Y.

Scale 1"=20'

Lot numbers refer to map  
of "City Park" filed Aug. 30,  
1905 in Orange Co.  
Clerks' office.

[ ] Lot numbers  
certify this survey to the  
Savings & Loan Assoc. of  
Manhasset, N.Y.

Roy H. Paul, L.L.S.

Hicksville, New York

NOV 21, 1967

*Description of lands to be conveyed to Frederick A. Pettline  
in the Town of New Windsor, County of Orange, State of  
New York.*

*Beginning at a point on the northerly side of Lawrence Avenue,  
said point being the division line of lots 332 and 333 as shown on the  
map of City Fork made by A. L. Eliot, <sup>dated</sup> August 16, 1909 and filed in the  
Orange County Clerks Office on August 30, 1909, and running thence along  
the division line of lots 332 and 333, North  $43^{\circ}04'$  West, 100.0 feet to  
a point, said point being the intersection of lots 344, 343, 332, and  
333 as shown on said map; thence along lot 343 and a portion of 342,  
North  $46^{\circ}56'$  East, 50.0 feet to a point; thence through lot 334, South  
 $43^{\circ}04'$  East, 100.0 feet to the northerly side of Lawrence Avenue, thence  
along the northerly side of Lawrence Avenue, South  $46^{\circ}56'$  West, 50.0  
feet to the place of beginning.*

*Said parcel being all of lot 333 and the westerly <sup>15</sup> 50 foot  
strip of lot 334 as shown on the aforementioned map."*

*Being a portion of lands conveyed to Michael and Theresa  
Pettline in Liber 957 and Page 143.*

*Roy H. Pauli, L.L.S.  
6 Church Street  
Highland, N. Y. 12528*

*November 21, 1967.*

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: SEPTEMBER 12, 2003**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 212.00 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #03-34**

**NAME: JAMES & GERALDINE LEE**

**ADDRESS: 12 LAWRENCE AVENUE**

**NEW WINDSOR, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 9-12-03**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



FILE #03-34      TYPE: AREA

APPLICANT:  
JAMES & GERALDINE LEE

TELEPHONE:    562-6804

RESIDENTIAL:	\$ 50.00	CHECK #401
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW:            RESIDENTIAL \$300.00      CHECK #400

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	— PAGES	\$ —	\$ 35.00
2 <sup>ND</sup> PRELIMINARY:	— PAGES	\$ —	\$ —
PUBLIC HEARING:	<u>4</u> PAGES	\$ 18.00	\$ 35.00
PUBLIC HEARING:	— PAGES	\$ —	\$ —
TOTAL:		\$ <u>18.00</u>	\$ <u>70.00</u>

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

ESCROW POSTED:      \$ 300.00  
LESS: DISBURSEMENTS:    \$ 88.00

AMOUNT DUE:      \$ —

REFUND DUE:      \$ 212.00

L.R. 9-12-03



RESULTS OF Z.B.A. MEETING OF: August 2003

PROJECT: James & Geraldine Lee ZBA # 03-34  
P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
MINUTA  
KANE

NEGATIVE DEC: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
MINUTA  
KANE

PUBLIC HEARING: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
MINUTA  
KANE

APPROVED: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
MINUTA  
KANE

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) S) VOTE: A N  
RIVERA  
MCDONALD  
REIS CARRIED: Y N  
MINUTA  
KANE

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) RS S) RV VOTE: A 3 N 0.

RIVERA A  
~~MCDONALD~~ A  
REIS A  
~~MINUTA~~ A  
KANE A

CARRIED: Y ✓ N

Pool been there 7 yrs

Fence there 4 months

JAMES & GERALDINE LEE (#03-34)

Mr. James Lee appeared before the board for this proposal.

MR. KANE: Request for existing 6 ft. fence located between the house and street on which it fronts, 7 ft. rear yard setback for existing shed and 10 ft. rear and side yard setback for existing pool all at 12 Lawrence Avenue in an R-4 zone.

MR. LEE: I didn't receive one letter back because I guess the guy doesn't live in the area anymore and I sent out 88 letters and I didn't get any response at all. As you know, I illegally built the shed about ten years ago and I put it in my back yard and I put it three foot away from my fence because I only got an 18 foot back yard and I couldn't get ten foot and then again I built the 6 foot fence along my side yard for a little privacy because I've got a welding shop in back of me and I've got just, I use the right side of my yard a lot because it's the biggest part of my yard and my other part of my yard is only ten foot with a hedge. And when the house was built, they had a variance to get that too and thanks to you guys, I got an existing pool that you helped me get and I, you know, I'd just like to know if I can keep it, that's all.

MR. KANE: How long has the pool been up, sir?

MR. LEE: About seven years, sir.

MR. KANE: And the fence?

MR. LEE: The fence there was an old rickety fence but the fence has been up about four months.

MR. KANE: Any complaints formally or informally about any of the three, the shed, the pool or the fence?

MR. LEE: No, sir, never.

MR. KANE: The 6 foot fence, does it block any view of traffic from the street?

MR. LEE: No, sir, you can see it in pictures.

MR. KANE: Any creation of water hazards or runoffs?

MR. LEE: No, sir.

MR. KANE: Cut down any trees or substantial vegetation?

MR. LEE: No, sir.

MR. KRIEGER: What type of fence is it?

MR. LEE: It's a 6 foot picket stockade type fence.

MR. KRIEGER: Where is the good side, toward you?

MR. LEE: Good side's toward me, sir, but I was told I could put it up either way.

MR. KANE: But no complaints?

MR. LEE: No, sir, none whatsoever.

MR. REIS: If this was a 4 foot fence, you wouldn't need a variance?

MR. BABCOCK: Right, 4 foot is acceptable.

MR. KRIEGER: What's on the other side of the fence, a welding shop?

MR. LEE: Well, no, in the northwest corner is a welding shop but I've got a neighbor on the other side, I use this side of my yard a lot because it's got more space than the other side and I just wanted a little privacy.

MR. KANE: You have a kind of a narrow lot.



MR. LEE: Yeah, I've got, when the house was built in '68, they had to get a variance from the Town cause the lot is 50 by 100 and I got a ten foot variance on this side, it wasn't my house, it was my brother-in-law's house I bought and just the way to set the house.

MR. KANE: What size pool do you have?

MR. LEE: Eighteen foot.

MR. KANE: So you have an 18 foot pool and you have a 50 foot wide lot, gives you about 32 foot, not much room to put it anywhere.

MR. LEE: No.

MR. KANE: At this point, I'll ask anybody in the audience for this particular hearing? I don't see anybody so we'll open and close the public portion of the hearing. Our mailings?

MS. MASON: On the 24th of July, 88 addressed envelopes containing the notice of public hearing were mailed out, no responses.

MR. KANE: That a lot of mailings. Gentlemen, anymore questions?

MR. KRIEGER: Yeah, the water, the vegetation and the easements, did you do that?

MR. KANE: Yes.

MR. REIS: Accept a motion?

MR. KANE: Yes, I will.

MR. REIS: I make a motion that we grant James and Geraldine Lee their requested variances for 12 Lawrence Avenue.

August 11, 2003

30

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE

-----X

---

X

**JENNIFER MEAD**  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified in Orange County  
Commission Expires 10/30/ 2006..

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

**Appeal No. 03-34**

**Request of JAMES & GERALDINE LEE**

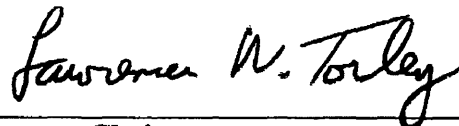
**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for existing 6 ft. fence located between the house and street on which it fronts , 7 ft. rear yard setback for existing shed and a 10 ft. rear and side yard setback for existing pool.**

**for property located at: 12 LAWRENCE AVENUE – NEW WINDSOR, NY**

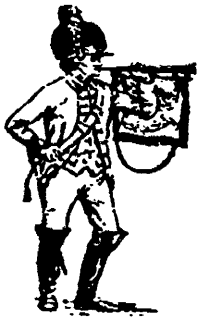
**known and designated as tax map Section 13 Block 3 Lot 6.1**

**PUBLIC HEARING will take place on AUGUST 11, 2003 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.**



---

**Chairman**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessor's Office

July 21, 2003

James Lee  
12 Lawrence Ave  
New Windsor, NY 12553

Re: 13-3-6.1 ZBA#03-34

Dear Mr. Lee:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$105.00, minus your deposit of \$25.00.

Please remit the balance of \$80.00 to the Town Clerk's Office.

Sincerely,

*J. Todd Wiley* *Baw*

J. Todd Wiley  
Sole Assessor

JTW/baw  
Attachments

CC: Myra Mason, ZBA

# TOWN OF NEW WINDSOR

## REQUEST FOR NOTIFICATION LIST

DATE: 0-15-2003 PROJECT NUMBER: ZBA# 03-34 P.B. # \_\_\_\_\_

APPLICANT NAME: JAMES LEE

PERSON TO NOTIFY TO PICK UP LIST:

JAMES LEE  
12 LAWRENCE AVENUE  
NEW WINDSOR, NY 12553

TELEPHONE: 562-6804

TAX MAP NUMBER:	SEC. <u>13</u>	BLOCK <u>3</u>	LOT <u>6.1</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	BLOCK _____	LOT _____

PROPERTY LOCATION: 12 LAWRENCE AVENUE  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: \_\_\_\_\_

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) \_\_\_\_\_

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 402

TOTAL CHARGES: \_\_\_\_\_



# Town of New Windsor

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New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

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J. Todd Wiley  
Sole Assessor

JTW/baw  
Attachments

CC: Myra Mason, ZBA

9-1-63  
F.T. Realty Holding Corporation  
c/o Fred Thompson  
229 Walsh Ave  
New Windsor, NY 12553

9-1-64  
John Monford c/o Fed. Block Corp.  
247 Walsh Ave  
New Windsor, NY 12553

13-2-4; 13-2-6  
William Bessette & Iris Rodriguez  
234 #5 Walsh Ave  
New Windsor, NY 12553

13-2-7  
Three-D Realty Inc.  
c/o C. & L. Damario  
40 Clancy Ave  
New Windsor, NY 12553

13-2-8; 13-2-17  
Edward & Ellen Jacopino  
238 Walsh Ave  
New Windsor, NY 12553

13-2-9  
Michael Ponesse  
242 Walsh Ave  
New Windsor, NY 12553

13-2-10.1  
Petrillo Properties Inc.  
246 Walsh Ave  
New Windsor, NY 12553

13-2-13; 13-2-14  
Anna Crudele  
12 Meriline Ave  
New Windsor, NY 12553

13-2-15  
Leslie Green King  
38 Clancy Ave  
New Windsor, NY 12553

13-2-16  
Carmen Damario  
40 Clancy Ave  
New Windsor, NY 12553

13-2-18  
Faricellia LTD  
650 Blooming Grove Tpke  
New Windsor, NY 12553

13-3-1; 13-3-10; 13-3-11  
Gary & Darla Dreyer  
18 Veronica Ave  
New Windsor, NY 12553

13-3-2  
Mary & Harry Connolly  
252 Walsh Ave  
New Windsor, NY 12553

13-3-3  
Robert Zamenick  
254 Walsh Ave  
New Windsor, NY 12553

13-3-5; 13-3-6.2  
Michael & Geraldine Pettine  
59 Clancy Ave  
New Windsor, NY 12553

13-3-7  
James & Geraldine Lee  
12 Lawrence Ave  
New Windsor, NY 12553

13-3-8  
Edward & Deborah Thompson  
22 Lawrence Ave  
New Windsor, NY 12553

13-3-9  
Anthony Messina  
15 Meriline Ave  
New Windsor, NY 12553

13-14-4  
Joseph & Ethal Reardon  
14 Myrtle Ave  
New Windsor, NY 12553

13-5-1  
Specialty Powder Metallurgy Prod.Co.  
23 Spring Rock Rd  
New Windsor, NY 12553

13-5-26  
Robert James Sager  
475 Little Britain Rd  
Newburgh, NY 12550

13-5-27  
Gerald & Cheryl Guilliod  
4 Orfeo Rd  
Wallkill, NY 12589

13-5-29  
Linwood Rhodes Jr.  
259 Walsh Ave  
New Windsor, NY 12553

13-5-30  
Thomas & Karen Russell  
263 Walsh Ave  
New Windsor, NY 12553

13-5-37  
Michael & Mira Blythe  
320 Jackson Ave  
New Windsor, NY 12553

13-5-57  
William Babcock  
255 Walsh Ave  
New Windsor, NY 12553

13-5-58.2  
Walsh St.Prop. Inc.c/o Sam Kaufman  
5 Quickway Rd  
Monroe, NY 10950

13-6-1  
Hotzlucha Walsh Realty Corp.  
256 Walsh Ave  
New Windsor, NY 12553

13-6-2  
Elizabeth Rahm  
15 Lawrence Ave  
New Windsor, NY 12553



13-6-3  
Eileen Sharrow  
19 Lawrence Ave  
New Windsor, NY 12553

13-6-4  
Chester & Evelyn Grzibowski  
12 Melrose Ave  
New Windsor, NY 12553

13-6-6  
James & Arianne Lake  
12 Ora Street  
New Windsor, NY 12553

13-6-7; 8; 9; 10  
Albert J., Albert A. & Alison Coritz  
268 Walsh Ave  
New Windsor, NY 12553

13-6-11  
Lynn Mehl  
270 Walsh Ave  
New Windsor, NY 12553

13-6-12  
Christian Moocz  
8 Blanche Ave  
New Windsor, NY 12553

13-7-1  
Stephen & Shirley June Ferarra  
5 Ora Street  
New Windsor, NY 12553

13-7-3  
Lenora Grable  
313 Walsh Ave  
New Windsor, NY 12553

13-7-4  
John & Angela Grace Babcock  
12 Blanche Ave  
New Windsor, NY 12553

13-7-5  
George Vinson  
P.O. Box 756  
Vails Gate, NY 12584

13-7-6  
Jennico Realty, LLC  
307 River Rd North  
Wappingers Falls, NY 12590

13-7-7  
Edna Babcock  
10 Clancy Ave  
New Windsor, NY 12553

13-7-8; 13-7-9  
Roy Coykendall & Debra Ann Regan  
25 Melrose Ave  
New Windsor, NY 12553

13-7-11.2  
Leroy Porter  
9 Melrose Ave  
New Windsor, NY 12553

13-7-12  
Wells Fargo Bank, Minnesota, NA  
P.O. Box 57038  
Irvine, CA 92618

13-8-15  
Frank & Mary Gerbes  
6 Clancy Ave  
New Windsor, NY 12553

13-8-16  
Mary Osusky Kelley  
17 Blanche Ave  
New Windsor, NY 12553

13-8-17  
George Kelley c/o Pauline Osusky  
185 Hudson View Circle  
Kingston, NY 12401

13-8-18  
Thomas & Kathleen O'Brien  
13 Blanche Ave  
New Windsor, NY 12553

13-8-19  
Dorothy Hughes  
9 Blanche Ave  
New Windsor, NY 12553

13-8-20  
Michael & Joanne Antonucci  
7 Blanche Ave  
New Windsor, NY 12553

13-10-1  
Jeffery & Jeanne Stent  
15 Melrose Ave  
New Windsor, NY 12553

13-10-2; 13-10-3  
Angela Szajko  
9 Clancy Ave  
New Windsor, NY 12553

13-10-4; 13-10-5; 13-10-6  
Joseph & Agnes Conklin  
28 Blanche Ave  
New Windsor, NY 12553

13-10-7  
Rose Grossholtz  
3 Windsor Drive  
New Windsor, NY 12553

13-10-22  
Edward & Pauline Starr  
33 Melrose Ave  
New Windsor, NY 12553

13-10-23  
Roy Coykendall  
25 Melrose Ave  
New Windsor, NY 12553

13-10-24; 13-10-25  
Eduardo & Robyn Richi  
23 Melrose Ave  
New Windsor, NY 12553

13-11-1  
Peter & Christine Gandolfini  
16 Melrose Ave  
New Windsor, NY 12553

13-11-2  
John & Jayne Kelly  
20 Melrose Ave  
New Windsor, NY 12553

13-11-3  
Adalberto Padilla  
26 Melrose Ave  
New Windsor, NY 12553

13-11-4  
Daniel & Mary Baxter  
30 Melrose Ave  
New Windsor, NY 12553

13-11-5  
Mira E. Rumsey c/o Mira E. Blythe  
320 Jackson Ave  
New Windsor, NY 12553

13-11-14  
Th.Malinowski & J. Rymaszewski  
39 Lawrence Ave  
New Windsor, NY 12553

13-11-15  
Bradley & Paula Sanguinetti  
33 Lawrence Ave  
New Windsor, NY 12553

13-11-17  
Frank Lombardi  
361 Oak Drive  
New Windsor, NY 12553

13-12-1  
Jeffrey McCurry & Brian Pierce  
19 Meriline Ave  
New Windsor, NY 12553

13-12-2  
The Disabled Amer.Vet.c/o T.Peterkin  
Post Chapter 152, 30 Lawrence Ave  
New Windsor, NY 12553

13-12-3  
Brett Cunningham  
36 Lawrence Ave  
New Windsor, NY 12553

13-12-4  
Evelt Mitchell  
40 Lawrence Ave  
New Windsor, NY 12553

13-12-14.2  
Christina Nieves  
44 Lawrence Ave  
New Windsor, NY 12553

13-12-15  
Anna & Hazelton Kerr  
37 Meriline Ave  
New Windsor, NY 12553

13-12-16  
James & Rose Sears c/o R. Sears  
35 Meriline Ave  
New Windsor, NY 12553

13-12-17  
Karen Jeffers  
33 Meriline Ave  
New Windsor, NY 12553

13-12-18  
North Plank Dev. Co. LLC  
5020 Route 9W  
Newburgh, NY 12550

13-12-19  
Nicholas & Jean Garziona  
27 Meriline Ave  
New Windsor, NY 12553

13-12-20  
Katalin Tolnai  
25 Meriline Ave  
New Windsor, NY 12553

13-13-1; 13-13-24  
Alfred Crudele  
37 Clancy Ave  
New Windsor, NY 12553

13-13-2  
Murat Yucel  
22 Meriline Ave  
New Windsor, NY 12553

13-13-3.1  
Charles & Fanny Davis  
30 Meriline Ave  
New Windsor, NY 12553

13-13-4.1  
Byron & Mary Hulse  
34 Meriline Ave  
New Windsor, NY 12553

13-13-5  
Mary & Everett Smith  
36 Meriline Ave  
New Windsor, NY 12553

13-13-6; 13-13-7  
Gerald Gillispie & Joan Livingston  
38 Meriline Ave  
New Windsor, NY 12553

13-13-9  
Candi Lee & Charles Coddington  
42 Meriline Ave  
New Windsor, NY 12553

13-13-22  
Daniel Wick  
23 Myrtle Ave  
New Windsor, NY 12553

13-13-23  
John Kaczmarek  
13 Myrtle Ave  
New Windsor, NY 12553

13-14-1  
John & Janet Duda  
45 Clancy Ave  
New Windsor, NY 12553

13-14-2  
Richard Bucci & Sherry Deyo  
2 Myrtle Ave  
New Windsor, NY 12553

13-14-3  
Maureen Grace  
12 Myrtle Ave  
New Windsor, NY 12553



RESULTS OF Z.B.A. MEETING OF:

July 14, 2003

PROJECT: James & Geraldine Lee

ZBA # 03-34

P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

NEGATIVE DEC: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

PUBLIC HEARING: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

APPROVED: M) S) VOTE: A N  
RIVERA  
MCDONALD CARRIED: Y N  
REIS  
KANE  
TORLEY

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) RS S) M

VOTE: A 4 N 0

RIVERA A  
~~MCDONALD~~  
REIS A  
KANE A  
~~TORLEY~~  
MINUTA A

CARRIED: Y ✓ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N

RIVERA  
~~MCDONALD~~  
REIS  
KANE  
~~TORLEY~~

CARRIED: Y N

No Traffic view blocked.

Add pool to variance request: 10' rear + side yd  
existing pool

No complaints

No water - runoff - easements



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## ZONING BOARD OF APPEALS

June 30, 2003

James & Geraldine Lee  
12 Lawrence Avenue  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-34

Dear Mr. & Mrs. Lee:

This letter is to inform you that you have been placed on the July 14th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

12 Lawrence Avenue  
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 06-30-03

FOR: 03-34 ESCROW

FROM: JAMES & GERALDINE LEE

12 LAWRENCE AVENUE

NEW WINDSOR, NY 12553

CHECK NUMBER: 400

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#645-2003**

**06/30/2003**

**Lee, James & Geraldine  
12 Lawrence Avenue  
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees, on 06/30/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE



6/13/03  
Date

Application Type: Use Variance ☒ Area Variance ☐  
Sign Variance ☐ Interpretation ☐

I. Owner Information: Phone Number: (845) 562 6804  
JAMES + GERALDINE LEE Fax Number: ( )  
(Name)  
12 LAWRENCE AVE NEW WINDSOR NY 12553  
(Address)

II. Purchaser or Lessee: Phone Number: ( )  
Fax Number: ( )  
(Name)  
(Address)

III. Attorney: Phone Number: ( )  
Fax Number: ( )  
(Name)  
(Address)

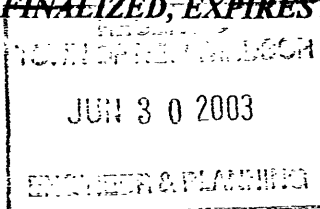
IV. Contractor/Engineer/Architect/Surveyor/: Phone Number ( )  
Fax Number: ( )  
(Name)  
(Address)

V. Property Information:

Zone: R 4 Property Address in Question: \_\_\_\_\_  
Lot Size: 50' x 100' Tax Map Number: Section 13 Block 3 Lot 6.1  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? \_\_\_\_\_  
c. When was property purchased by present owner? 1968  
d. Has property been subdivided previously? YES If so, When: 1967  
e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? NO  
f. Is there any outside storage at the property now or is any proposed? YES

\*\*\*\*PLEASE NOTE:\*\*\*\*

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE  
OF SUBMITTAL.



03-34

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)**

Area Variance requested from New Windsor Zoning Local Law,

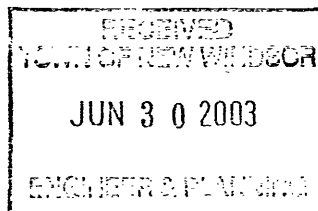
Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	10 FT	3 FT	7 FT
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

\*Residential Districts Only

\*\*Non-Residential Districts Only

**PLEASE NOTE:  
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE  
OF SUBMITTAL.**



**03-34**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

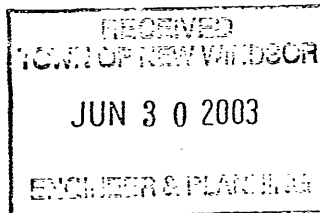
- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

BECAUSE MY BACKYARD IS ONLY 18' LONG  
FROM THE BACK OF MY HOUSE, I HAVE A 8' X 10' SHED ABOUT  
3' FROM PROPERTY LINE NOW WHICH LEAVE ME ABOUT 9'  
BETWEEN HOUSE AND SHED.  
I PUT UP A 6' FENCE ON NORTH SIDE OF PROPERTY  
TO HAVE PRIVACY FROM LOOKING AT WELDING SHOP AND  
NEIGHBOR'S YARD AND ESTABLISH A PROPERTY LINE. WE  
USE THIS SIDEHOUSE BECAUSE THE SOUTH SIDE OF  
OUR PROPERTY IS ONLY 10' WIDE

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**



**03-34**

**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- 
- 
- 

**XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
  - ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
  - ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
  - ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)**

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

13<sup>th</sup> day of June 2003.

James D Lee  
Owner's Signature (Notarized)

JAMES D LEE

Owner's Name (Please Print)

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified in Orange County  
Commission Expires 10/30/ 2004  
[Signature]  
Signature and Stamp of Notary

[Signature]  
Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

JUN 30 2003

ENGINEER & PLANNING

03-34